

# DEALSpace

FARNBOROUGH

Great value suites from 3,000 – 7,000 sq ft (278.7 to 650 sq m).



**NOW  
AVAILABLE**  
in suites from  
**350** sq ft



## Adaptable

We've crunched the prices, we've flexed the terms, so now's the time to make your move.

**Westmead**  
HOUSE

Landmark office solutions in a managed building close to Farnborough Airport



# DEALSpace will offer your business these superb features:

- Secure access to main building
- Prestigious entrance and reception
- Allocated car parking
- Adjacent to public car parks
- Raised access floors
- Fully carpeted
- Window blinds
- Provision for disabled access
- 2 lifts



Photo courtesy of Manhattan Jet Charter

## Versatile first floor office space to suit your needs

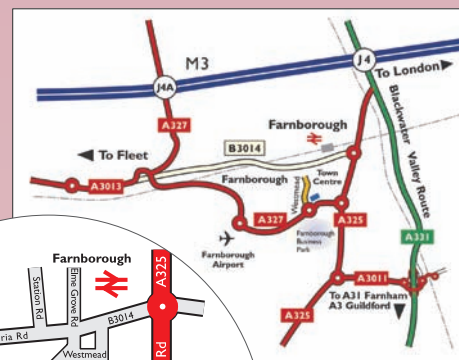
Westmead House is situated on a landmark site at the western gateway to Farnborough town centre, adjacent to the town's main shopping centre, recreation/ leisure facilities and Farnborough business airport.

Farnborough mainline railway station, which provides one of the best rail links to London Waterloo in the local area, is only a short walk from Westmead House. Road communications to and from Westmead House are excellent with the A331 (Blackwater Valley route) providing swift access to the M3 (and the national motorway networks) via J4 and the A3 via the A331 dual carriageway.

### Description

Westmead House consists of a six storey building which has undergone major refurbishment by the landlord Wilky Property Holdings plc. It totals circa 42,000 sq ft (3,900 sq m) of office space with 180 car parking spaces. The first floor offers from 3,000 - 7,000 sq ft (278.7 - 650 sq m). It benefits from male and female toilets and is accessed via two lifts from the impressive fully staffed ground floor reception. Car parking ratio 1:250 sq ft.

**Westmead House - one step from the town centre, one step from the airport**



### Viewing



Please call Steve Barrett of agents Hurst Warne on **01252 816061** or Nick Reeve of Wadham and Isherwood on **01252 710822** for more details and to arrange an appointment to view.

### Terms

Available on a flexible leasing arrangement on an inclusive\* rental basis.

### Legal Costs

A standard Westmead House Lease is available for signing, therefore no legal fees will be incurred unless changes are required. Any changes will incur a £500 + VAT minimum fee payable to the landlord, plus additional costs incurred based on the landlord's solicitor's hourly rate.

\* Inclusive of insurance and landlords costs such as heat, light, M&E maintenance, water and gas charges, cleaning of the common parts (reception, toilets, stairs, lifts, fire escapes, and external window cleaning), repair and maintenance of the common and external parts and landscaping.

Misrepresentation Act  
The agents for themselves and for vendors or lessors of this property whose agents they are give notice that (1) the particulars set out as a general outline only for the guidance of intended purchasers or lessors, do not constitute, nor constitute part of an offer or contract; (2) all descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as a statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property

**Westmead HOUSE**  
FARNBOROUGH

Westmead House  
owned and managed by

**WILKY**

PROPERTY HOLDINGS PLC

**Hurst Warne**  
**01252 816061**  
[www.hurstwarne.co.uk](http://www.hurstwarne.co.uk)

**WADHAM and ISHERWOOD**  
7 Borelli Yard The Borough Farnham Surrey GU9 7NU  
**01252 710822**  
[www.wadhamandisherwood.co.uk](http://www.wadhamandisherwood.co.uk)

# Energy Performance Certificate

## Non-Domestic Building



Westmead House  
Westmead  
GU14 7LP

Certificate Reference Number:  
0470-0538-2780-7900-0096

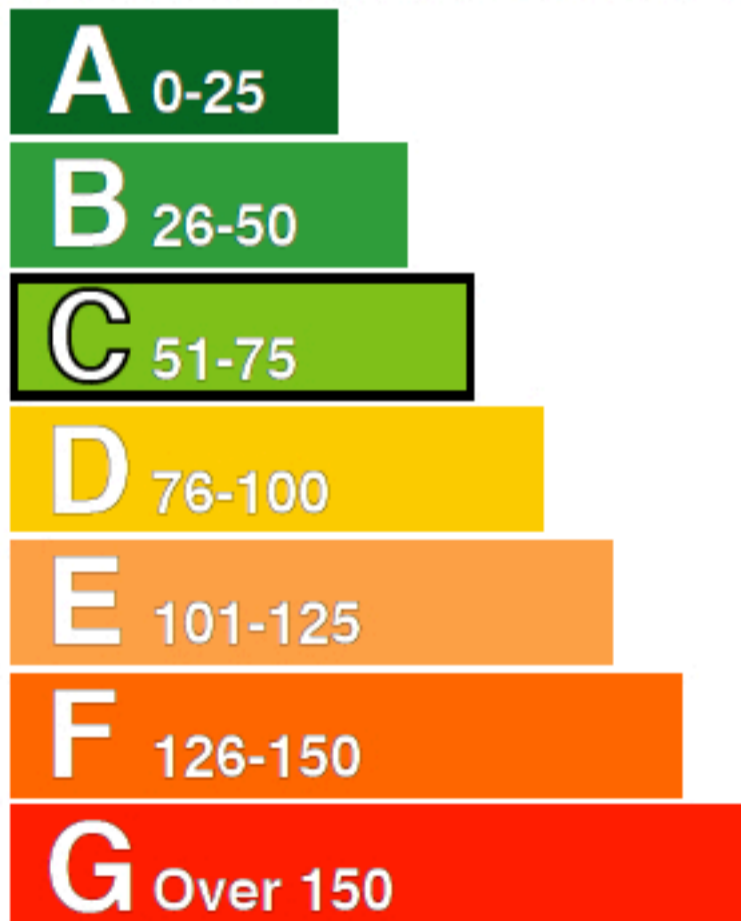
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions



◀ 75 This is how energy efficient the building is.

Less energy efficient

### Technical information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 5292  
Building complexity (NOS level): 4

### Benchmarks

Buildings similar to this one could have ratings as follows:

33 If newly built  
63 If typical of the existing stock